

MINUTES
Regular Meeting of the College Park City Council
Tuesday, October 27, 2015
Council Chambers
7:33 p.m. – 9:05 p.m.

PRESENT: Mayor Fellows; Councilmembers Kabir, Wojahn, Brennan, Dennis, Stullich, Day, and Mitchell.

ABSENT: Councilmember Hew.

ALSO PRESENT: Bill Gardiner, Acting City Manager; Janeen Miller, City Clerk; Suellen Ferguson, City Attorney; Steve Groh, Director of Finance; Bob Ryan, Director of Public Services; Jim Miller, Parking Enforcement Manager; Cole Holocker, Student Liaison; Adler Pruitt, Deputy Student Liaison.

Mayor Fellows opened the Regular Meeting at 7:33 p.m. Councilmember Dennis led the Pledge of Allegiance.

Minutes: A motion was made by Councilmember Dennis and seconded by Councilmember Day to approve the confidential minutes of the closed session on September 1, 2015, the Special Session on October 6, 2015, and the Regular Meeting on October 13, 2015. The motion passed 7 – 0 – 0.

Announcements: None.

Amendments to the Agenda: Councilmember Mitchell moved 15-G-116 and 15-G-117 to the Consent Agenda. Councilmember Kabir added 15-G-119 (Winter Coat Drive) and 15-G-120 (Community Health Fair) to the Consent Agenda. Councilmember Kabir announced he would be making a motion later in the meeting to designate the 5100 block of Mineola Road as a Permit Parking zone (15-G-121). Mr. Gardiner said to remove the Introduction of 15-O-05 from tonight's agenda – this item will return at the next Worksession.

City Manager's Report: Mr. Gardiner announced that City elections are November 3. He said the City Manager's Weekly Bulletin is distributed through College Park Connected and is posted on our website. The Council Worksession is on Wednesday next week.

Student Liaison's Report: Mr. Holocker congratulated the UMD Police Department on their IACP Community Policing award. He discussed last week's Safety Walk.

Comments From The Audience on Non-Agenda Items:

James Mulholland, 7411 Columbia Avenue, Member, Phi Kappa Psi: Discussed their recent clean-up efforts.

Thomas Tanner, Vice President, Branchville Volunteer Fire Company: He announced the death of the Past President of the Ladies Auxiliary, Grace Gardiner.

Sarah Jazs Araghi, Recreation Board: She discussed the College Park Blues Festival which is on November 14.

CONSENT AGENDA: A motion was made by Councilmember Mitchell and seconded by Councilmember Stullich to adopt the Consent Agenda, which consisted of the following items:

- 15-G-116 Approval of an application for PY 42 CDBG funding for The Art House in the amount of \$100,000**
- 15-G-117 Approval of an application for PY 42 CDBG funding for Norwich Road in the amount of \$100,000**
- 15-G-119 City participation in a Winter Coat Drive through One Warm Coat and expenditure of \$100.00**
- 15-G-120 City (non-monetary) Sponsorship of the Community Health Fair**

The motion passed 7 – 0 – 0.

ACTION ITEMS:

- 15-G-113 Council Action on Residential Permit Restricted Parking in the 5200 block of Mineola Road**

A motion was made by Councilmember Kabir and seconded by Councilmember Mitchell to approve residential permit restricted parking in the 5200 block of Mineola Road with 2 parking permits per house, 24/7 enforcement, and two visitors permits per house.

There were no audience comments due to the earlier public hearing

Councilmember Wojahn recognizes that there is a parking problem, but said the solution is not so easy. If you restrict parking to two cars per house, the additional cars are just going to move down the street. Handling the problem one block at a time is not the right approach; we need a comprehensive approach.

A motion was made by Councilmember Wojahn and seconded by Councilmember Stullich to table this until November 24 to give us time to look at the entire block and give public notice to the additional residents that would be impacted.

Councilmember Stullich said she is sympathetic to the residents but supports the idea of dealing with the broader area at one time.

Councilmember Kabir said tabling this action is not necessary. We can move forward with the 5200 block tonight and not make the residents wait any longer.

Councilmember Brennan is sympathetic and agrees that a solution is needed, but is concerned about the unintended consequences if we move too quickly without hearing from the people who are not here tonight that would be impacted. He doesn't believe a one-block solution is what is needed.

Councilmember Dennis asked how we will address any unintended spillover to streets in other parts of the neighborhood? Mr. Ryan said it will take 30-60 days to get the signs ordered, installed and then issue the permits. Then there would be a two-week warning period.

Motion to Table:

Aye: Wojahn, Brennan, Stulich

Nay: Kabir, Dennis, Day Mitchell

Motion to table fails 3 – 4 – 0.

Vote on the main motion (Residential Permit Restricted Parking in the 5200 block of Mineola Road, 2 parking permits per house, 2 visitors permits per house, with 24/7 enforcement):

The motion passed 6 – 0 – 1 (Councilmember Wojahn abstained).

15-G-121 Designate a new permit parking zone in the 5100 block of Mineola Road, 3 permits per house, 24/7 enforcement, with 2 visitors permits per house.

A motion was made by Councilmember Kabir and seconded by Councilmember Mitchell to designate a new permit parking zone in the 5100 block of Mineola Road, 3 permits per house, 24/7 enforcement, with 2 visitors permits per house.

Comments from the audience:

Christine Nagle: Asked the Council to move forward on this as quickly as possible.

Councilmember Wojahn said our previous vote leaves us no choice but to move forward quickly and wants to make sure that we provide notice of the Public Hearing to the surrounding streets.

The motion passed 7 – 0 – 0.

15-G-114 Approval of a Letter to the Department of Housing and Community Development on the application by Cruz Development Corporation for state financing for the Branchville Crossing project

A motion was made by Councilmember Dennis and seconded by Councilmember Day to send the attached letter to the Director of Multifamily Housing at the Maryland Department of Housing and Community Development with the City's comments on the application by the Cruz Development Corporation for state financing for the Branchville Crossing Project.

Councilmember Dennis said this application is for federal Low Income Tax Credits and state Rental Housing Funds for a 72-unit, 6-story affordable rental housing building located on Branchville Road opposite the Branchville Volunteer Fire Department. Funding is competitive and the DHCD will consider the comments of the local jurisdiction during the application review process. The letter addresses many concerns expressed by community stakeholders during meetings with the developer.

Comments from the audience:

Thomas Tanner, Vice President, Branchville Volunteer Fire Company: Mr. Tanner referred to his written comments that were submitted earlier. He approves of the letter. He notified the Council that Branchville has pending litigation with Cruz disputing ownership of the property.

Councilmember Brennan asked our legal counsel how that pending litigation might impact the proposal that is before the City Council. Ms. Ferguson said we don't control the process for that application and she doesn't know what weight the pending litigation will be given. Until a judge decides otherwise, Cruz Development owns the property.

Elaine Grant, 8711 Rhode Island Avenue: She wants to make sure College Park's growth meets the needs of people from diverse economic backgrounds and feels there is a strong, unmet need for affordable housing in our community. The lack of affordable housing has the most impact on female heads of households. This housing would be occupied predominately by residents who earn \$68,000 with rents from \$1,300-\$1,900. We are talking about the middle class – teachers, firefighters, police, University employees - who should be able to live near where they work. She doesn't want College Park to take any action that would push them out of College Park. She said the letter does not make reference to the lack of affordable housing that exists now.

Todd Larsen, 8711 Rhode Island Avenue: At a recent meeting he learned that the property is zoned R-10 and this project is likely to move forward, so it is important to work with the developer to make this the best project it can be, rather than oppose it. It will provide affordable housing for people starting their careers who want to live near their work. When he finished grad school his first job paid \$28,000 and he would have appreciated such housing. We have very little affordable housing now, which our letter should reflect.

Sarah Jazs, 9700 block Wichita: She commutes past this property and believes this is not the right location for a housing development. She cited the traffic impacts. How would it be pedestrian or bicycle friendly?

Councilmember Dennis said this letter only addresses their application for financing. There are a lot of concerns about the development itself. The discussion about the need for affordable housing should be a different discussion.

A motion was made by Councilmember Wojahn and seconded by Councilmember Brennan to amend the letter by adding a second bullet: "On the other hand, it is important to emphasize the large demand for affordable housing in this area that is evidenced by the long waiting lists for local affordable housing developments. For example, the Alden-Berkley Townhomes in College Park are currently full and not accepting additional applicants on their waiting list. Currently, a search on the LowIncomeHousing.us website demonstrates the closest affordable housing development to College Park that has vacancies available for rent is Capitol Commons located in Washington, DC. Senior housing such as Attick Towers and Spellman House are also full and have long waiting lists."

Councilmember Dennis said senior housing is not proposed for this development. He does not support the amendment.

Councilmember Wojahn said this is factual information that helps shed light on affordable housing in College Park.

Comments from the audience on the amendment:

Chad Stern, 8513 48th Avenue: The market study specifies other affordable housing in the area and their wait lists.

Celeste Roschuni, 4913 Tecumseh: Supports the amendment; it indicates that the market study is not completely wrong.

Councilmember Brennan supports the amendment because it reflects the community discussion and balances the tone we are trying to convey.

Councilmember Day doesn't want to dilute the message in this letter. This letter is about financing. He does not support the amendment.

Councilmember Mitchell called the question.

On the amendment:

Aye: Wojahn, Brennan, Stullich

Nay: Kabir, Dennis, Day, Mitchell

The amendment fails 3– 4 – 0.

Vote on the main motion:

The motion passed 7 – 0 – 0.

15-G-115 Support for the City Operations Sustainability Plan

A motion was made by Councilmember Stullich and seconded by Councilmember Day to express the Council's support for the City Operations Sustainability Plan, and request that the City Manager begin implementation of the Plan.

Councilmember Stullich said in 2014 the City Council authorized an inter-departmental task force to develop a plan that would reduce carbon emissions and other environmental and unhealthy impacts created by City operations; coordinate sustainable practices across all City operations; position the City as an organization receptive to innovation and leading practices in sustainability; improve the quality of life for residents; and conserve financial and capital resources. The task force has developed a City Operations Sustainability Plan that includes goals and recommended strategies for the following areas of City Operations: Solid Waste and Recycling, Buildings and Public Areas, City-wide Policies and Events, and Fleet and Transportation. The Implementation Plan identifies the responsible departments, the timelines, and the resources required to carry out the actions. Reducing the impact of City operations on the environment will be challenging and require changes in City functions and services. However, other organizations, including the University of Maryland, have successfully implemented similar plans. With support from Council, commitment by staff, and excellent

communications with residents, College Park can reduce its impact on the environment and become a regional leader in sustainability.

There were no comments from the audience or the Council.

The motion passed 7 – 0 – 0.

15-CR-01 Introduction of Charter Resolution 15-CR-01, A Charter Resolution Of The Mayor And Council Of The City Of College Park, To Amend Article X, Finance And Taxation, §10-2, “Preparation Of Budget”, §10-3, “City Council Action On Budget”, §10-5, “Amendments To Budget After Adoption”, §10-6, “Lapse Of Appropriations”, And §10-11, “Property Subject To Taxation, Rates, Levy And Collections; Admissions And Amusement Tax”, To Generally Clarify Certain Terms And Reflect Current Finance And Taxation Practices By Authorizing Appropriated Funds That Are Lawfully Encumbered To Be Retained And Expended After The End Of The Fiscal Year, Clarifying That Constant Yield Tax Rate Provisions Apply To Setting The Real Property Tax Rate, In Addition To The Public Hearing And Notice Requirements Set By The City, Providing For Additional Public Notice Of The Budget, Clarifying Budget Actions That Require Amendment By Ordinance, And Deleting Outdated Or Incorrect Provisions.

A motion was made by Councilmember Day and seconded by Councilmember Dennis to introduce Charter Amendment 15-CR-01.

Councilmember Day read the title. Mayor Fellows announced that the Public Hearing will be November 10, 2015 at 7:00 p.m. in the Council Chambers.

15-O-06 Introduction of Ordinance 15-O-06, An Ordinance Of The Mayor And Council Of The City Of College Park, Amending Chapter 4, “Administrative Organization”, §4-4, “Finance Department”, Chapter 42, “Finance”, §§42-2, “Required Signatures”, 42-3, “Certification Of Signatures”, 42-4, “Authorized Signatures”, And 42-6, “Authorized Signatures On Nonrestricted Documents”, And Chapter 69, “Purchasing Procedures” §§69-2, “Materials Excluded”, 69-3, “Responsibilities Of Finance Director” And 69-4 “Professional Service Contracts” To Change The Individuals Who Are Approved Signatories For Certain Accounts, Exclude Goods And Services Acquired From Prince George’s County From Purchasing Procedures; Change The Requirements For Publication Of Required Advertisements For Bids, Set The Threshold At Which The Council Must Approve Contracts For Professional Service Contracts At \$30,000.00 And Require Reporting Of City Manager Approved Contracts To Council Only When Requested

A motion was made by Councilmember Day and seconded by Councilmember Dennis to introduce Ordinance 15-O-06.

Councilmember Day read the title. Mayor Fellows announced that the Public Hearing will be November 10, 2015 at 7:00 p.m. in the Council Chambers.

15-G-118 Appointments to Boards and Committees

A motion was made by Councilmember Stulich and seconded by Councilmember Dennis to appoint Javid Farazad to the Advisory Planning Commission, and to reappoint James Garvin to the Airport Authority for a three-year term. The motion passed 7 – 0 – 0.

COUNCIL COMMENTS:

Councilmember Kabir announced the winter coat drive from November 9 – 29, with collection boxes at Davis Hall, City Hall and Youth and Family Services. He also announced the Community Health Fair at the MOM/REI shopping center on Saturday, November 7.

COMMENTS FROM THE AUDIENCE: None.

ADJOURN: A motion was made by Councilmember Dennis and seconded by Councilmember Stulich to adjourn the meeting and with a vote of 7 – 0 – 0, Mayor Fellows adjourned the meeting at 9:05 p.m.

Janeen S. Miller, CMC
City Clerk

Date
Approved